



Business Office

April 13, 2017

Ms. Elizabeth Hughes
Town Planner
Town of Concord
140 Keyes Road
Concord, MA 01742

Dear Elizabeth:

Thank you for the opportunity to speak last Tuesday night at the Planning Board hearing. Since Middlesex School is the tenant in this case and supports the request of Industrial Communications in its entirety, I wanted to provide the Board with a written record of our support of this project and amplify some of the points I made at the hearing. In addition to Steve McKeown and myself, Kathy Giles, our Head of School, will be attending the meeting on Tuesday, April 11 to speak for the School.

1) Location decision

Middlesex School and Industrial Communications went through an exhaustive process to determine the most suitable location for the proposed monopole. As part of that process, we considered alternate sites within the overlay district that covers our campus. The first and clearest parameter was to locate the monopole within the Town's cellular overlay district. We support and commend the Town of Concord for their foresight in establishing these districts, and the one in which the proposed monopole will be placed essentially covers the main Middlesex campus, straddling Lowell Road. Examining the Middlesex School property within the overlay district led to the conclusion that the proposed site behind the Pratt Rink building was both the best and the only viable site for a re-located telecommunications facility.

East Fields. The so called "East Fields" land near the Middlesex tennis courts and turf fields is outside this overlay district. For this reason, that location was eliminated from consideration as the site of a re-located telecommunications facility early in the process.

Main Campus. Much of the overlay district covers open spaces on Middlesex's main campus on the east side of Lowell Road. Locations in this area are all currently part of the School's curricular and co-curricular programming (namely, academic buildings and athletic fields.) A tower here would interfere with these existing uses. In addition, these locations lack easy access to utility infrastructure.

South Campus. The southerly section of the Middlesex School property below the main access drive into campus is highly unsuitable for a telecommunications tower. The majority of the overlay district in this area contains extensive wetlands, or is subject to two permanent conservations restrictions the School has established around Bateman's Pond. In addition, this area is heavily wooded, and development in this area would require considerable cutting and clearing for both access to and construction of a tower site. The topography is also a problem. Finally, the area would still be within 1,000 feet of dwellings or day care facilities.

West Campus. On the west side of Lowell Road, you will note large areas of both protected wetlands area and floodplain conservancy district, which eliminated many possible locations here. The small upland parcel on the northern edge of this area does not have any existing utility infrastructure. The team considered a site at 1427-1435 Lowell Road (the site of the Middlesex School Facilities & Operations Department.) Here, the topography of the site and the grade change would necessitate a monopole height above the 120' allowed by the by-law. Additionally, setbacks from Lowell Road and proximity to The Children's Meetinghouse were an issue. In addition, a tower location in this area would have high visibility from many adjacent roads and residences along Lowell Road and Westford Road, and would be close proximity to residential uses.

Proposed Tower Site. The upland parcel currently proposed on the northern edge of the Middlesex property on the east side of Lowell Road was discussed with the Concord Natural Resources Commission. That NRC actually suggested the proposed location because there have been existing tree disturbances, vs. an alternate location where 64 trees would have been removed. The present site requires the removal of 28 trees; however the site plan calls for the replanting of 14 deciduous trees (maple, oak and ash) and 24 shrubs. That NRC expressed no concern about the viability of the tree stand in that area, either on the School's property or in the Bartkus Farm Road area. The proposed site is within the cellular overlay district. It has easy access from the existing roads within the School property and readily available utilities. Thus the site requires minimal cutting and clearing for access and site development. The base of the tower is hidden behind the Pratt Rink building and the tree cover on the School property and adjoin land provides the best available visual buffer from area roads and residences. The School will

be mitigating tree disturbances at the proposed site with new plantings both on campus and in the Ripley School area to replace trees damaged in the August, 2016 tornado.

2) Public Safety

The August, 2016 tornado is a good segue into the major reason for our desire to maintain excellent wireless communications infrastructure for our campus, the Concord and Carlisle communities, and commuters along Lowell Road. I have attached to this letter the annual "Safety and Security" presentation that Mrs. Giles and I make to the entire school community each September. We are joined each fall by Det. Scott Camilleri, the Concord Police School Resource Officer, who outlines the departments A.L.I.C.E protocol in the event of an active shooter or other emergency incident on campus. We also, as required by law, invite the Concord Fire Department to campus each fall for fire drill training for all our students, faculty and staff.

I want to highlight for the Board two of the incidents that are referenced in the attached presentation. As noted above, on August 22, 2016 at 3:22 AM, I received an emergency notification from the National Weather Service regarding a tornado warning for the Concord area. At 3:30 AM, I accessed the School's Blackboard Connect emergency notification system and sent an emergency message instructing the residents of the Middlesex School campus to shelter-in-place because of the approaching tornado (no boarding students were on campus at the time.)

On March 31, 2014 at approximately 1:00 PM, I received an alert via Twitter of an active shooter situation on Lowell Road near the north gate to Middlesex School. After alerting the Head of School, we immediately activated the School's A.L.I.C.E. protocol, and alerted students, faculty and staff via the same emergency communications system to shelter-in-place until we could coordinate with the Concord Police regarding the incident.

Thankfully, neither of these incidents resulted in loss of life or injury to any of our students, faculty or staff, or to any of the residents of the surrounding area. They highlight, however, the critical part that wireless communications play in our safety plans at Middlesex School, and in the Towns of Concord and Carlisle. We have worked collaboratively with both Chief Cotreau and Chief O'Connor to engage in emergency planning that is proactive and flexible to meet the many unforeseen conditions that might arise, and real-time communications capabilities are a key part of that planning. As part of that collaboration, Middlesex School has also prioritized donations from the School to the Town of Concord to support the communications, transportation and equipment needs of both departments. Our commitment of \$50,000 per year to the Town remains a core part of our mission to be a working partner with the Town and all its citizens. The proposed monopole will house emergency communications equipment for both the Concord Fire and Police Departments, to enhance further their ability to meet the public safety needs of all the town's residents. I was also contacted last week by Tim Goddard, the Carlisle Town Manager about access for his departments, which we are happy to accommodate.

I hope this is helpful information for the Planning Board. I look forward to seeing you Tuesday night.

Sincerely,



Matthew E. Crozier
Chief Operating Officer

Cc: Kathleen C. Giles, Middlesex School
Steve McKeown, Middlesex School
Kevin Fadden, Industrial Communications